

**63, 3200 60 Street NE
Calgary, Alberta**

MLS # A2178356



\$384,900

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Guest, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: n/a

STUNNING, FULLY UPDATED 3 bed/1.5 bath townhome ready for its new owners to enjoy, in a quiet central location close to green space and amenities! Upgrades/features include: NEW VINYL PLANK FLOOR | TILED-TO-CEILING FIREPLACE | NEW BUILT-IN FEATURE WALL (primary bedroom) | NEW DOORS/BASEBOARDS/CASINGS | FRESHLY PAINTED | UPDATED, TILED BATHROOM & so much more, all in the developed north-Calgary community of Pineridge, with plenty of amenities close by (shopping, transit, leisure centre), easy access to highways, 20-minute access to downtown, and more. The townhome is located in a quiet, well-maintained complex with additional on-street parking available w/ easy access to the unit. A fenced front yard offers the privacy you desire! Stepping inside, the large windows create a cheery atmosphere with tons of sunlight, along with new vinyl flooring and paint which creates a bright and inviting living space. The main floor living area features a gorgeous tiled-to-ceiling fireplace, half bath, and kitchen with eating area. The completely updated kitchen is a must-see featuring new cabinets, beautiful quartz countertops and generous prep area, new SS appliances (with warranty), black hardware, subway tile backsplash with a contrasting décor, and more. Light fixtures have been replaced throughout the home with modern, boutique lighting. A beautiful chandelier graces the stairwell which leads to the 3 upstairs bedrooms and updated full bath featuring a new tiled floor, tiled-to-ceiling tub with shower, new hardware, mirrors and more - creating a spa-like retreat. The primary bedroom is a great size with a unique, built-in feature wall. The basement contains a laundry area with new w/d, and is unfinished – great for storage or as a blank slate awaiting your personal touch. The management for the complex is in

the process of replacing all of the roofing. This beautiful townhome, with stunning updates and a great location, won't last long on the market. Book your viewing today, before it's gone.